

RESOLUTION NO. RC 2015-16

**DECLARATORY RESOLUTION OF THE CITY OF WEST LAFAYETTE
REDEVELOPMENT COMMISSION AMENDING REDEVELOPMENT AND
ECONOMIC DEVELOPMENT PLANS IN CERTAIN AREAS
IN THE CITY OF WEST LAFAYETTE**

WHEREAS, the City of West Lafayette Redevelopment Commission (the “Commission”), as the governing body for the City of West Lafayette Redevelopment Department, pursuant to Indiana Code 36-7-14, as amended (the “Act”), has heretofore adopted declaratory resolutions (the “Original Declaratory Resolutions”) designating areas known as the “Levee/Village Redevelopment Area” (the “Levee/Village Redevelopment Area”), and the “West Lafayette 231 Purdue Economic Development Area” (the “231 Purdue Economic Development Area” and collectively, the “Areas”) and approving the redevelopment and economic development plans, respectively (the “Plans”) for the Areas; and

WHEREAS, pursuant to Sections 15-17.5 of the Act, the Commission desires to amend the Declaratory Resolutions and the Plans by adding additional projects and land acquisition parcels that would be amendments to the Plans for each of the Areas, as further described for (i) the Levee/Village Redevelopment Area in Exhibit A attached hereto, and (ii) the 231 Purdue Economic Development Area in Exhibit B attached hereto (collectively, the “Amendments”); and

WHEREAS, the Commission has caused to be prepared an estimate of the cost of the Amendments as set forth in Exhibit A and Exhibit B hereto; and

WHEREAS, the Amendments and supporting data were reviewed and considered at this meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF WEST LAFAYETTE REDEVELOPMENT COMMISSION, GOVERNING BODY OF THE CITY OF WEST LAFAYETTE DEPARTMENT OF REDEVELOPMENT, AS FOLLOWS:

1. The Commission hereby finds that it will be of public utility and benefit to adopt the Amendments, and that the public health and welfare will be benefited by the Amendments. The Commission further finds and determines that the Amendments are reasonable and appropriate when considered in relation to the Plans and the purposes of the Act, and that the Plans, with the Amendments, conform to the comprehensive plan for the City of West Lafayette. The Commission hereby reconfirms the findings and determinations set forth in the Original Declaratory Resolutions with respect to the Areas.

2. The Amendments are hereby approved in all respects. The Plans, as amended by the Amendments, are hereby confirmed in all respects.

3. Any member of the Commission is hereby authorized to take such actions as are necessary to implement the purposes of this resolution, and any such action taken prior to the date hereof is hereby ratified and approved.

4. This Resolution shall be submitted to the Tippecanoe County Area Plan Commission (the "Plan Commission") and the City Common Council as provided in the Act, and if approved by the Plan Commission and the City Common Council shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

5. The officers of the Commission are hereby directed to make any and all required filings with the Indiana Department of Local Government Finance and the Tippecanoe County Auditor in connection with the Amendments for the Areas.

6. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

Adopted this 18th day of November, 2015.

CITY OF WEST LAFAYETTE
REDEVELOPMENT COMMISSION

BY: 

Lawrence T. Oates, President

ATTEST:


Stephen B. Curtis, Secretary

EXHIBIT A

(AMENDMENT TO PLAN FOR LEVEE/VILLAGE REDEVELOPMENT AREA)

The Redevelopment Plan for the Levee/Village Redevelopment Area will be amended to include the following projects:

1. *The Williams Street Project*

The Williams Street Project consists of roadway, pedestrian, intersection, traffic signal, roadway lighting and landscape improvements. The proposed project is being done in coordination with a combined sewer overflow (CSO) relief interceptor project being undertaken by the City. The project limits are:

- Williams Street from Chauncey Avenue to Tapawingo Drive
- River Road from Ahlers Drive to Wood Street
- River Road from north of State Street to Robinson Street

2. *The State Street Project*

The State Street Project consists of the proposed redevelopment of State Street (formerly State Route 26) from the Wabash River through the City of West Lafayette's downtown and Purdue University's campus to U.S. 231 on the west.

In addition, the Williams Street Project and the State Street Project may include land acquisition of certain real property for road and related improvements that will be in, serving or benefitting the Redevelopment Area as set forth on the attachment hereto.

The costs associated with the Williams Street Project is approximately \$6.5 million and the costs associated with the State Street Project is approximately \$63 million.

The land acquisition costs for the Williams Street Project and the State Street Project in the Levee/Village Redevelopment Area is combined to be approximately \$5 million.

EXHIBIT B

(AMENDMENT TO PLAN FOR 231 PURDUE ECONOMIC DEVELOPMENT AREA)

The Economic Development Plan for the 231 Purdue Economic Development Area will be amended to include the following projects:

1. *The Williams Street Project*

The Williams Street Project consists of roadway, pedestrian, intersection, traffic signal, roadway lighting and landscape improvements. The proposed project is being done in coordination with a combined sewer overflow (CSO) relief interceptor project being undertaken by the City. The project limits are:

- Williams Street from Chauncey Avenue to Tapawingo Drive
- River Road from Ahlers Drive to Wood Street
- River Road from north of State Street to Robinson Street

2. *The State Street Project*

The State Street Project consists of the proposed redevelopment of State Street (formerly State Route 26) from the Wabash River through the City of West Lafayette's downtown and Purdue University's campus to U.S. 231 on the west.

In addition, the Williams Street Project and the State Street Project may include land acquisition of certain real property for road and related improvements that will be in, serving or benefitting the Redevelopment Area as set forth on the attachment hereto.

The costs associated with the Williams Street Project is approximately \$6.5 million and the costs associated with the State Street Project is approximately \$63 million.

The land acquisition costs for the Williams Street Project and the State Street Project in the 231 Purdue Economic Development Area is combined to be approximately \$5 million.

ATTACHMENT OF POSSIBLE PARCELS OF ACQUISITION FOR BOTH THE WILLIAMS
STREET PROJECT AND THE STATE STREET PROJECT

State Street Redevelopment Private Owner List									
Parcel	Owner Name	Section	Take Type	Location Address	City	Zip	Mailing Address	City	Zip
100	Roman Catholic Diocese of Lafayette-IN-Indiana, Inc.	1 - State Street East	Acquisition	535 West State Street	West Lafayette	47906	PO Box 260	Lafayette	47902
102	Indiana Theta of Phi Delta Theta Alumni Association, Inc.	1 - State Street East	Acquisition	503 West State Street	West Lafayette	47906	503 West State Street	West Lafayette	47906
103	Wesley Foundation at Purdue University	1 - State Street East	Acquisition	435 West State Street	West Lafayette	47906	435 West State Street	West Lafayette	47906
106	Jaffa Varsity 1 LLC Et al	1 - State Street East	ROE Only	101 Andrew Place	West Lafayette	47906	133 North 4th Street, Suite 603	Lafayette	47901
108	Chauncy Hill Annex LLC	1 - State Street East	ROE Only	134 West State Street 115 South Street	West Lafayette	47906	134 West State Street 115 South Street	West Lafayette	47906
109	The Indiana District of the Lutheran Church-Missouri Synod, Inc.	1 - State Street East	Acquisition	100 South Chauncey Avenue 120 South Chauncey Avenue	West Lafayette	47906	1145 South Barr Street	Fort Wayne	46802
110	Stanicic, Anna M.	1 - State Street East	Acquisition	124 West State Street 21 North Salisbury Street 45 North Salisbury Street	West Lafayette	47906	1931 Trowbridge High Street	Carmel	46032
111	Fairfield Commerical, LLC	1 - State Street East	Acquisition	111 West State Street 117 West State Street 121 South Salisbury Street	West Lafayette	47906	206 East Main Street	Thorntown	46071
112	Bhatia, Renu	1 - State Street East	Acquisition	9 North Salisbury Street	West Lafayette	47906	800 Ashland Street	West Lafayette	47906
114	Ehresman, Donald Gregory & Carrie L.	1 - State Street East	Acquisition	2 North Salisbury Street 20 North Salisbury Street	West Lafayette	47906	43 Hillside Court	West Lafayette	47906
115	University Terrace LLC	1 - State Street East	ROE Only	105 East State Street	West Lafayette	47906	PO Box 496	Lafayette	47902
116	McDonald's Corporation	1 - State Street East	Acquisition	124 East State Street	West Lafayette	47906	PO Box 182571	Columbus, OH	43218
117	Midwest Student Housing Properties LLC	1 - State Street East	Acquisition	111 South River Road	West Lafayette	47906	20 North Salisbury Street, Suite A	West Lafayette	47906
118	River Market UCAL LLC	1 - State Street East	Acquisition	7 East State Street	West Lafayette	47906	1837 S Bellaire Street, Ste 1210	Denver, CO	80222
119	Bruno's Swiss Inn Incorporated	1 - State Street East	Acquisition	224 East State Street	West Lafayette	47906	212 Brown Street	West Lafayette	47906
120	Sparkleton Inc	1 - State Street East	Acquisition	238 East State Street	West Lafayette	47906	238 East State Street	West Lafayette	47906
121	Duneland Management One LLC-240 E State St	1 - State Street East	Acquisition	240 East State Street	West Lafayette	47906	1020 Beam Street	Porter	46304
122	Marshall G. Horn Living Trust (Wendy's)	1 - State Street East	Acquisition	252 East State Street	West Lafayette	47906	717 Navco Drive	Lafayette	47905
123	Speedway LLC	1 - State Street East	Acquisition	265 East State Street	West Lafayette	47906	539 South Main Street	Findlay, OH	45840
126	Purdue Farm House Association, Inc.	1 - State Street East	Acquisition	1028 West State Street	West Lafayette	47906	70 Battleview Court	West Lafayette	47906
127	Indiana Delta of Pi Beta Phi Corporation	1 - State Street East	Acquisition	1012 West State Street 14 North Russell Street	West Lafayette	47906	1705 Teakwood Court	Lafayette	47905
128	Purdue Christian Ministries, Inc.	1 - State Street East	Acquisition	1000 West State Street	West Lafayette	47906	1000 West State Street	West Lafayette	47906
130	Milo Properties, Inc.	1 - State Street East	Acquisition	15 North Salisbury Street	West Lafayette	47906	PO Box 2502	West Lafayette	47906
131	Schmiedicke, Diana B.	1 - State Street East	ROE Only	348 West State Street	West Lafayette	47906	313 Sharon Road	West Lafayette	47906
132	State Street Properties LLC	1 - State Street East	ROE Only	110 West Andrew Place	West Lafayette	47906	PO Box 22715	Lexington, KY	40522
133	Hains of Eliza Jaques LLC (% Patricia R. Lilly)	1 - State Street East	ROE Only	314 West State Street	West Lafayette	47906	680C Heritage Hills	Somers, NY	10589
134	Von Endmannsdorff, Amber	1 - State Street East	ROE Only	311 West State Street	West Lafayette	47906	2065 North State Road 55	Attica	47918
135	Chauncey Hill Mall LLC	1 - State Street East	ROE Only	135 South Chauncey Avenue	West Lafayette	47906	134 West state Street	West Lafayette	47906
136	Swindler Kroll LLC & Swindler Ronald J TTEE	1 - State Street East	ROE Only	352 West State Street	West Lafayette	47906	8035 Saint James Way	Mount Dora, FL	32757
201	The First United Methodist Church of West Lafayette	2 - State Street West	Acquisition	1700 West State Street	West Lafayette	47906	1700 West State Street	West Lafayette	47906
300	John R Basham II Etux	3 - Williams Street	Acquisition	443 Harrison Street 332 South Chauncey Avenue 336-338 South Chauncey Avenue 345 South Chauncey Avenue 415 South Chauncey Avenue 401 South Chauncey Avenue 354 South Grant Street 281 South Salisbury Street 211 West Williams Street	West Lafayette	47906	248 South Chauncey Avenue	West Lafayette	47906
301	Midwest Student Property Investments LLC	3 - Williams Street	Acquisition	400 South Grant Street	West Lafayette	47906	20 North Salisbury Street, Suite A	West Lafayette	47906
302	Jerry M. Weida Etux	3 - Williams Street	Acquisition	350 South Chauncey Avenue 351 South Chauncey Avenue 271 South River Road	West Lafayette	47906	302 Vine Street, #3	West Lafayette	47906
303	Gary W Schroeder	3 - Williams Street	Acquisition	400 South Chauncey Avenue	West Lafayette	47906	5650 East 700 South	Lafayette	47909
304	420 Chauncy LLC	3 - Williams Street	Acquisition	420 South Chauncey Avenue	West Lafayette	47906	2001 North 600 East	Lafayette	47905
305	J-Four Corporation	3 - Williams Street	Acquisition	103 West Williams Street	West Lafayette	47906	1796 US52 West	West Lafayette	47906
306	Morris Rentals LLC	3 - Williams Street	Acquisition	101 East Williams Street 107 East Williams Street 115 East Williams Street	West Lafayette	47906	419 Vine Street	West Lafayette	47906
307	Crestview Partners LLC	3 - Williams Street	Acquisition	401 South River Road 425 South River Road 431 South River Road 439 South River Road 242 South Salisbury Street	West Lafayette	47906	270 Littleton Street	West Lafayette	47906
308	Shen LLC	3 - Williams Street	Acquisition	East Wood Street	West Lafayette	47906	270 Littleton Street	West Lafayette	47906
309	William R Shen & Crestview Partners (as Life Estate Interest)	3 - Williams Street	Acquisition	261 South River Road	West Lafayette	47906	270 Littleton Street	West Lafayette	47906
310	William R Shen TTEE	3 - Williams Street	Acquisition	317 South Chauncey Avenue 325 South Chauncey Avenue 329 South Chauncey Avenue 337 South Chauncey Avenue	West Lafayette	47906	270 Littleton Street	West Lafayette	47906
311	Wood Street Properties LLC	3 - Williams Street	Acquisition	266 South Salisbury Street	West Lafayette	47906	441 Lourdes Lane	Lafayette	47905
600	Fairway Cooperative Association Inc.	6C - Perimeter Parkway	Acquisition	1320 David Ross Road	West Lafayette	47906	1320 David Ross Road	West Lafayette	47906
601	Purdue Alumni of Delta Upsilon Inc.	6C - Perimeter Parkway	Acquisition	1300 Stadium Avenue	West Lafayette	47906	441 Autumn Drive	Carmel, IN	46032
602	Kappa Alpha Theta Purdue Home Corporation	6D - Perimeter Parkway	Acquisition	607 Russell Street	West Lafayette	47906	607 Russell Street	West Lafayette	47906
603	Indiana Alpha Chapter	6D - Perimeter Parkway	Acquisition	690 Waldron Street	West Lafayette	47906	P.O. Box 1901	Richmond, VA	23218
604	Phi Kappa Alpha Home Association	6D - Perimeter Parkway	Acquisition	629 University Street	West Lafayette	47906	P.O. Box 2853	West Lafayette	47996-2853